

HARBOR BAY BUSINESS PARK ASSOCIATION

RESOLUTION OF THE BOARD OF DIRECTORS

SUPPORTING REASONABLE AND APPROPRIATE ADAPTATION TO PREDICTED CLIMATE CHANGE-INDUCED SEA LEVEL RISES AND PROTECTION OF BAYSIDE COMMUNITIES

WHEREAS, global warming is expected to result in sea level rises in San Francisco Bay of 16 inches by the year 2050 and of 55 inches by the year 2100; and

WHEREAS, regional land use regulatory agencies such as the San Francisco Bay Conservation and Development Commission (BCDC) are developing adaptation policies for sea level rise which may include discouragement or disapproval of new development in low-lying areas along the San Francisco Bay shoreline;

WHEREAS, vigorous debates are currently underway between advocates promoting restrictions on new development in Bay shoreline areas and coalitions of economic development agencies and organizations and business interests promoting sustainable new development and economic activity in such zones; and

WHEREAS, the Harbor Bay Business Park is approximately 315 acres in size situated along the edge of San Francisco Bay, and with approximately 85% of the land built-out, is a regional center of economic activity and employment and home to over 100 businesses and institutions, including medical, biotech, telecom, transportation, and professional services firms, trade unions, developers and builders, non-profits and government agency offices, hospitality inns, commercial enterprises, and food preparation and distribution companies; and

WHEREAS, the Harbor Bay Business Park is part of the master-planned community of Harbor Bay Isle, and completion of the planned build-out of the Harbor Bay Business Park is protected by prior environmental clearances, land use approvals and entitlements granted by the City of Alameda, a Development Agreement, and other agreements between the property owners and the City of Alameda; and

WHEREAS, the developers of the Harbor Bay Business Park have agreements in place with BCDC that provide for completion of development of the portions of the Business Park that lie totally or partially within the 100 foot shoreline band, and in reliance on these agreements with BCDC, the developers previously installed a Shoreline Park with public access improvements along the Bay edge of the Business Park in compliance with approvals obtained from BCDC's Design Review Board, and the members of the Harbor Bay Business Park Association subsidize through property assessments on an ongoing basis the costs of enhanced maintenance of the public access improvements in the Shoreline Park; and

WHEREAS, the Harbor Bay Business Park land is protected from sea level rise by an engineered perimeter dike and by arrangements in place to fund maintenance or strengthening of the perimeter dike if it becomes necessary to adapt to sea level rise; and

WHEREAS, although the Harbor Bay Business Park is not currently formally designated as a “priority development site” under ABAG’s FOCUS program, the Harbor Bay Business Park is an established regional center of sustainable economic development and employment with enhanced public transit programs, including a free commuter shuttle service to BART and ferry passenger service connecting the Harbor Bay Business Park to Downtown San Francisco as part of the San Francisco Bay Water Emergency Transit Authority (WETA)’s regional passenger ferry service system. The Harbor Bay Business Park is adjacent to the Metropolitan Oakland International Airport and directly linked to the airport with all of its transit hubs and services by the cross-airport Ron Cowan Expressway, and also is adjacent to existing developed residential neighborhoods in the Community of Harbor Bay Isle and older neighborhoods on Bay Farm Island. All of these factors clearly qualify the Harbor Bay Business Park as an appropriate “infill development” site for completion of the build-out of its remaining vacant parcels; and

WHEREAS, the Harbor Bay Business Park Association has concerns about current proposals for a Bay Plan Amendment being considered by BCDC because our members are involved in the whole Bay Area economy and depend upon the vitality and growth of the whole Bay Area for the vitality and growth of our members’ businesses and programs.

NOW, THEREFORE, BE IT RESOLVED that the Harbor Bay Business Park Association urges BCDC and government at all levels to adopt policies that protect existing Bayside communities, businesses and vital infrastructure, to consider abandonment and retreat from the Bay edge only as a last resort to predicted future rising levels of water in the Bay; and to avoid strategies that forbid or discourage new development in low-lying areas along the Bay as a general rule and instead support strategies that consider new development proposals in such areas on a case-by-case basis; and

BE IT FURTHER RESOLVED that the Harbor Bay Business Park Association endorses the initiatives of the Bay Area Council, the Bay Planning Coalition, the Building Industry Association, and the Protect Our Bayside Communities Coalition, which call on BCDC and government at all levels to commit to policies of protecting urban communities from predicted sea level rise while at the same time encouraging sustainable new development and private investment in low-lying areas near the Bay that are appropriate for development, innovative technologies and approaches used successfully in other countries to protect low-lying areas from inundation, and public-private partnerships to address the necessary funding required to successfully adapt to rising sea levels in the Bay.

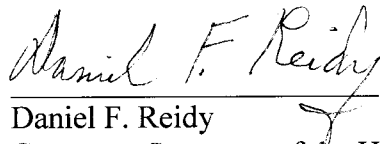
BE IT FURTHER RESOLVED that if BCDC adopts policies in a Bay Plan Amendment that directly or in effect discourage or disapprove of new development in low-lying areas along the San Francisco Bay shoreline and if BCDC’s amended Bay Plan should subsequently be considered or referenced in any reviews of land use

determinations or permit applications, general plan consistency proceedings, or CEQA proceedings by BCDC or any other government agency, such policies shall not be invoked to discourage or disapprove any development of buildings or related improvements on land within the Harbor Bay Business Park.

ADOPTED by the Directors of the Harbor Bay Business Park Association effective as of June 16, 2011.

CERTIFICATION

I hereby certify that the above Resolution was adopted by the written approvals of all ten of the Directors of the Harbor Bay Business Park Association in an action taken without a meeting as provided for in the Association's Bylaws.


Daniel F. Reidy

Dated: June 16, 2011

Corporate Secretary of the Harbor Bay Business Park Association